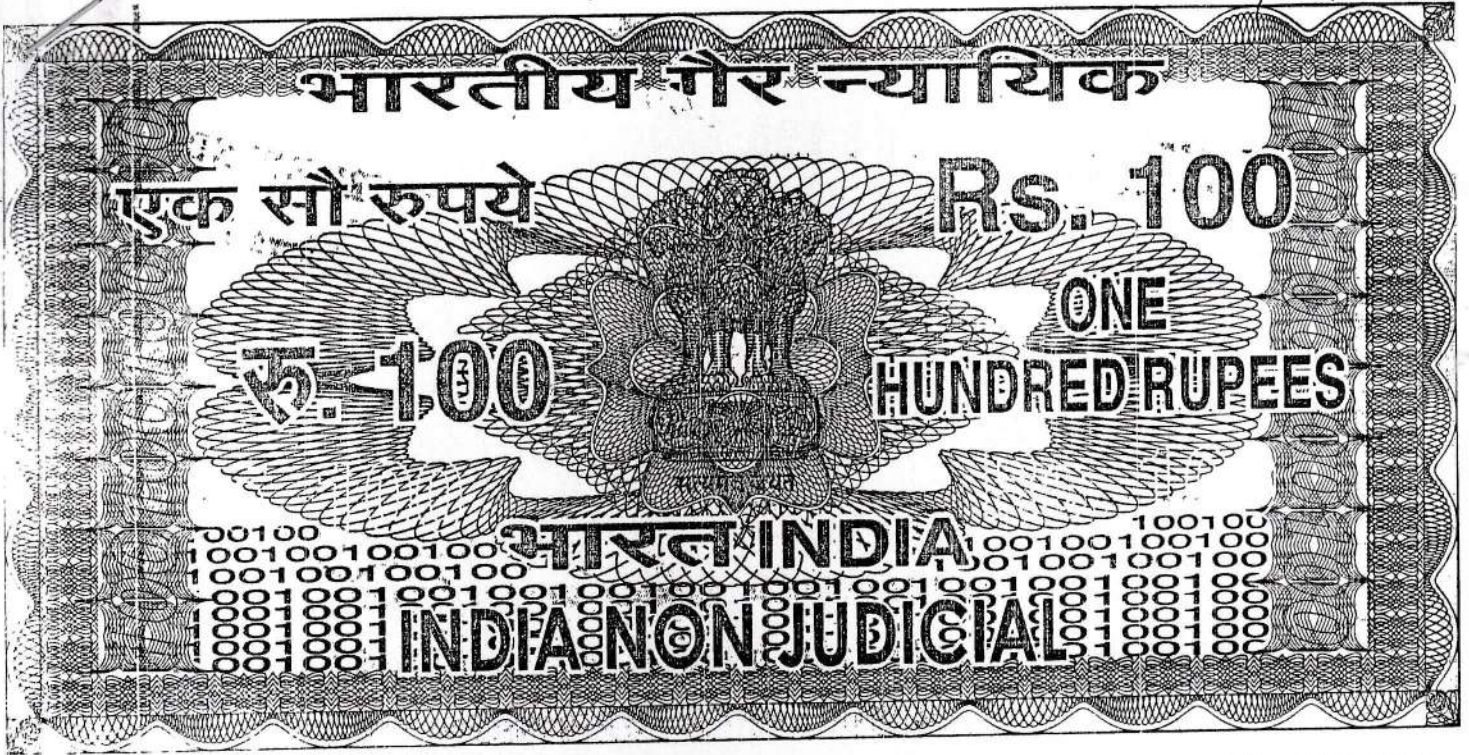




पश्चिम बंगाल WEST BENGAL

AK 481895

8-1997919/23

DEVELOPER POWER OF ATTORNEY AFTER REGISTRATION OF THE

DEVELOPMENT AGREEMENT

THIS POWER OF ATTORNEY is made on this 04th day of August Two Thousand Twenty Three (2023) of the Christian era BETWEEN SMT ANIMA CHAKRABORTY (PAN AQNPC1604P) (AADHAAR 2330 5373 0830) (VOTER I/D WB/20/136/441193), by faith: Hindu, by occupation: House-wife, W/o. Late Tanmoy Chakraborty, resident of 63, Adarsha Pally, P.O & P.S Belghoria, Kolkata 700056, Dist: North 24 Parganas, West Bengal, hereinafter called as the **OWNER** (which expression shall unless excluded by any repugnant shall mean and include his heirs, heiress, successors, successors-in-interest, representatives, claimants, attorney, nominees, assigns or whatsoever) of the **FIRST PART**;

the document is admitted
the signature sheet
the document are the part of the
document

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

5 AUG 2023

EXECUTORS SEND GREETING:

WHEREAS I am absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu Land measuring about 1 (One) cottah 02 Chittaks 36(Thirty Six) sq.ft more or less, alongwith 250 Sq.Ft R.T Shed lying and situated Dist North 24 Parganas, police station Belghoria, A.D.S.R Office Belgharia, under Kamarhati Municipality ward No 25, Holding No 35, Mouza Basudebpur Village, J.L No 2, C.S & R.S Dag No 141(P), E.P No 559, S.P No 694 together all easement right and all rights in 63 No, Adarsha Pally, P.O & P.S Belgharia, Kolkata 700056, Dist 24 Pgs(N) more particularly described in the schedule written hereunder and hereinafter referred to as the SAID PROPERTY and I am now enjoying the same free from all encumbrances and charges.

AND WHEREAS I have entered into a registered Development agreement Dated 04/08/23... with **MAA JAGADHATRI CONSTRUCTION (PAN ABXFM7789G)** a partnership firm, having its registered office at- Holding premises No 765, 118, Sree Pally, D.P Nagar, P.O & PS Belgharia, Kolkata 700056, Dist 24 Pgs(N) represented by its partners **1) SRI AMIT KUMAR SAHA (PAN APMPS3745M)**, son of Arun Kumar Saha, residing at 52, Sree Pally, Deshapriya Nagar, P.O & P.S Belgharia, Kolkata 700056, Dist 24 pgs(N) and **2) SUSMITA SAHA (PAN DLVPS6343K)**, W/o Amit Kumar Saha, residing at 52 Sree Pally, P.O & P.S Belgharia, Kolkata 700056,

District 24 Parganas North, for development of my aforesaid scheduled property and to construct a multi storied building at the said premises in accordance with building plan that may be sanctioned by the Kamarhati Municipality and the said Development agreement registered in the office of A.D.S.R Belghoria, North 24 Parganas and Being Deed No0364)..... for the year 2023.

AND WHEREAS since I have been busy with my day to day affairs it is necessary and also expedient for me to appoint and engage an Attorney for myself in my name and on my behalf to do all acts, deeds and things as I could do myself.

NOW KNOW BY THESE PRESENTS, I SMT ANIMA CHAKRABORTY (PAN AQNPC1604P) (AADHAAR 2330 5373 0830) (VOTER I/D WB/20/136/441193), by faith: Hindu, by occupation: House-wife, W/o. Late Tanmoy Chakraborty, do hereby nominate, constitute and appoint in my name and on my behalf SRI AMIT KUMAR SAHA (PAN APMP53745M) (AADHAAR NO 5082 1432 2722) S/o Late Arun Kumar Saha one of Partners of MAA JAGADHRTRI CONSTRUCTION, residing at 52 Sree Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, as my true and lawful Attorney to do the following acts ,deeds, and things in respect of the premises:

- To develop my said property and to construct a multi storied building at the said premises in accordance with Building plan that may be sanctioned by the Kamarhati Municipality.

- To negotiate on terms for and to agree and enter into and to conclude any agreement/s for sale in respect of Developer allocation in the proposed building absolutely with the intending buyer or buyers and to receive valid receipt for the same by way of putting signature on behalf of us.
- To sign and execute any agreement/s in respect of Developer allocation in favour of any person/ association of persons/company and to any other business and partnership firm and to receive from them any earnest money in his name and to give or issue valid receipt for the same.
- To present any such Deed or Deeds of sale, conveyance/s or any other documents for registration when executed by him in my name and on my behalf in favour of intending purchaser/s before the Registrar of appropriate jurisdiction and to receive consideration money from the intending purchaser in his name and to be credited in his account and give proper receipt and discharge for the same only for Developer's allocation.
- To sign, submit and obtain site plan, building plan, etc and all other documents relating to the property situated at Premises 63, Adarsha Pally, D.P Nagar, P.O & P.S Belghoria, Kolkata 700056, District 24 Parganas North, under Ward No 25 of Kamarhati

Municipality, which is fully described in the schedule herein below before the Kamarhati Municipality.

- To deposit all fees, charges, money before the authority concerned in my name and on my behalf for obtaining sanctioned building plan from the Kamarhati Municipality and to receive the same for me and on my behalf.
- To issue forms, brochures, designs, plan and booklets and to invite intending purchaser/s at such price as my said Attorney in its absolute discretion, thinks fit and proper.
- To Supervise, manage and conduct all sorts of administration in respect of the demised plot of land which I now have to handle and all sorts of official matters, letters arisen in course of concerned matters relating to my said property/ premises and to sign, submit before the registrar the documents, deeds for registering the property under the provision of West Bengal Apartment Ownership Act 1972 with all its latest modification /amendments etc.
- To appear for me and on my behalf before any officer, collector, Magistrate, Judge, Munsif, Notary Public, Additional District Sub Registrar and in all Government Offices, Municipality in all

matters and things relating to my aforesaid property which is fully described in the schedule herein below.

- To file, institute, contest, carry on, commence, compromise, withdraw any suits, actions, proceedings, claims, demands etc. to any concerned lower and higher courts and to appear for me and on my behalf in all the courts, civil/ Criminals and to sign, execute verify and file plaint, written statement and petitions and also to prevent appeals in any courts and to accept services of all summons notices and other process of law.
- To appoint/engage on my behalf pleader, advocates or solicitors, whenever our said Attorney shall think proper to do so.
- By this Power of Attorney, the Developer is not empowered to sell, transfer, alienate and encumber the owner's allocation and/or any other portion thereof to any third parties in any manner whatsoever.
- To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the portion of the said property.
- No acts and deeds can be done beyond the scope and purview of the Development agreement dated.....04/08/23.....

AND generally to do, execute and perform any other acts, deeds, matter or things whatsoever in the opinion of my said Attorney ought to be done, executed and performed in relation to my property or affairs ancillary or incidental thereto as fully and effectually as I myself could do the same if I am personally present.

AND I do hereby, agrees that all acts, deeds and things, lawfully done by me said Attorney, within the jurisdiction of this power of Attorney, shall be construed as acts, deeds and things done by me and I undertake to rectify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done by the virtue of the powers hereby given.

SCHEDULE OF PROPERTY HEREBY GIVEN POWER OF ATTORNEY

ALL THAT piece and parcel of land measuring about 1 (One) cottah 02 Chittaks 36(Thirty Six) sq.ft more or less, alongwith 250 Sq.Ft R.T shed lying and situated Dist North 24 Parganas, police station Belghoria, A.D.S.R Office Belgharia, under Kamarhati Municipality ward No 25, Holding No 35, Mouza Basudebpur Village, J.L No 2, C.S & R.S Dag No 141(P), E.P No 559, S.P No 694 together all easement right and all rights in 63 No, Adarsha Pally, P.O & P.S Belgharia, Kolkata 700056, Dist 24 Pgs(N)

ON THE NORTH : 25 Ft wide Municipal Road

ON THE SOUTH: H/o Amit Kumar Saha

ON THE EAST : H/o Amit Kumar Saha

ON THE WEST: 4 No Bani Mandir

IN WITNESSES WHEREOF I the executor herein put my own signature on this indenture on 4th day of August, 2023.

WITNESSES

1. *Krishnendu Dutt*
As
Barrack Court
2. *Ananta Das*
143/1D B.C.C, St Belghoria
Kal - 56

Anima Chakraborty
Signature of the executors

Drafted and prepared by me

Krishnendu Dutt

Krishnendu Dutta
Advocate Barrackpore Court
F 1158/2007

KRISHNENDU DUTTA
Advocate
Barrackpore Court

MAA JAGADHARTI CONSTRUCTION
Amit Kumar Saha
Partner

Signature of the attorney

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE A.D.S.R.O.(B.K.P) / BELGHARIA / D.S.R. BARASAT /
COSSIPORE, DUMDUM/ARA - III, KOLKATA/NAIHATI/SODEPUR

NAME ANIMA CHAKRA BORTY

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



SIGNATURE Anima Chakra Borty

NAME AMIT KUMAR SAHA

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



SIGNATURE Amit Kumar Saha

NAME

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

Space for photo

SIGNATURE

Major Information of the Deed

Deed No.	I-1526-03642/2023	Date of Registration	04/08/2023
Query No / Year	1526-8001997919/2023	Office where deed is registered	
Query Date	04/08/2023 3:02:02 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Krishnendu Dutta Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9883383583, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,50,000/-	Rs. 9,98,099/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152603641/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

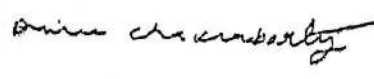
District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAHA KAMARHATI, Road: Adarsa Pally (Belghoria),
Mouza: Basudebpur, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-141	RS-694	Bastu	Bastu	1 Katha 2 Chatak 36 Sq Ft	5,00,000/-	9,30,599/-	Width of Approach Road: 25 Ft., , Project Name :
Grand Total :					1.9388Dec	5,00,000 /-	9,30,599 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	50,000/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	50,000 /-	67,500 /-	

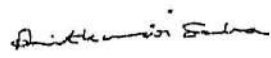
Principal Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mrs Anima Chakraborty Wife of Late Tanmoy Chakraborty Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office	 04/08/2023	 LTI 04/08/2023	 04/08/2023
63 Adarsha Pally, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Aqxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Maa Jagadhatri Construction 118 Sree Pally, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.:: Abxxxxxx9g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	Mr Amit Kumar Saha (Presentant) Son of Late Amit Kumar Saha Date of Execution - 04/08/2023 , , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office	 Aug 4 2023 3:12PM	 LTI 04/08/2023	 04/08/2023
52 Sree Pally, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Apxxxxxx5m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maa Jagadhatri Construction (as Partner)				

Identifier Details :

Identifier	Photo	Finger Print	Signature
Krishnendu Dutta Son of Late K N Dutta Barrackpore Court, City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN:- 700120			
	04/08/2023	04/08/2023	04/08/2023

Identifier Of Mr Amit Kumar Saha, Mrs Anima Chakraborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Anima Chakraborty	Maa Jagadhatri Construction-1.93875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Anima Chakraborty	Maa Jagadhatri Construction-250.00000000 Sq Ft

On 04-08-2023

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)

Presented for registration at 14:00 hrs on 04-08-2023, at the Office of the A.D.S.R. Belghoria by Mr Amit Kumar Saha

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,98,099/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 04/08/2023 by Mrs Anima Chakraborty, Wife of Late Tanmoy Chakraborty, 63 Adarsha Pally, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Indetified by Mr Krishnendu Dutta, , Son of Late K N Dutta, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 04-08-2023 by Mr Amit Kumar Saha, Partner, Maa Jagadhatri Construction, 118 Sree Pally, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Krishnendu Dutta, , Son of Late K N Dutta, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2972, Amount: Rs.100.00/-, Date of Purchase: 03/08/2023, Vendor name: R S

AS

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2023, Page from 99584 to 99599
being No 152603642 for the year 2023.



Sougata Das

Digitally signed by SOUGATA DAS
Date: 2023.08.07 15:30:38 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 2023/08/07 03:30:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)